

# MENTONE CLUSTER DEVELOPMENT PHASE IV

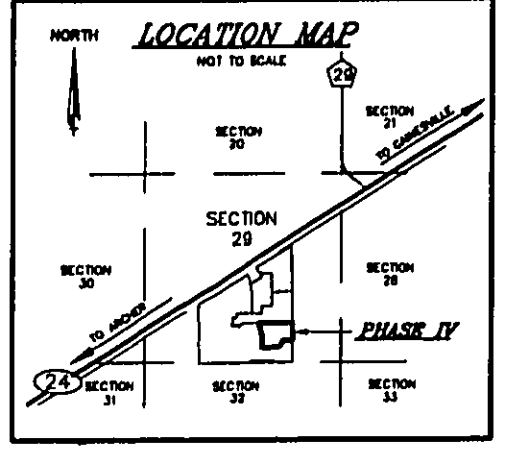
## A SUBDIVISION SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

### DESCRIPTION :

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF MENTONE CLUSTER DEVELOPMENT PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK "T", PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE WESTERLY LINE OF ARROWHEAD ADDITION NO. 1, A SUBDIVISION RECORDED IN PLAT BOOK "4" PAGE 8 OF SAID PUBLIC RECORDS; THENCE RUN S 00°22'10" E ALONG SAID WESTERLY LINE OF ARROWHEAD ADDITION NO. 1, A DISTANCE OF 489.67 FEET; THENCE RUN S 89°37'50" W, A DISTANCE OF 175.00 FEET; THENCE RUN N 00°22'10" W, A DISTANCE OF 4.67 FEET; THENCE RUN S 89°37'50" W, A DISTANCE OF 105.00 FEET; THENCE RUN S 00°22'10" E, A DISTANCE OF 5.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF S 44°37'50" W, 268.70 FEET, RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 298.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°37'50" W, A DISTANCE OF 370.00 FEET; THENCE RUN N 00°22'10" W, A DISTANCE OF 355.00 FEET; THENCE RUN N 14°30'22" W, A DISTANCE OF 77.45 FEET; THENCE RUN N 18°01'24" W, A DISTANCE OF 150.00 FEET; THENCE RUN N 13°16'46" W, A DISTANCE OF 99.94 FEET TO A POINT LYING ON THE SOUTHERLY BOUNDARY OF SAID MENTONE CLUSTER DEVELOPMENT PHASE II; THENCE RUN N 89°37'50" E, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 929.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 12.04 ACRES, MORE OR LESS

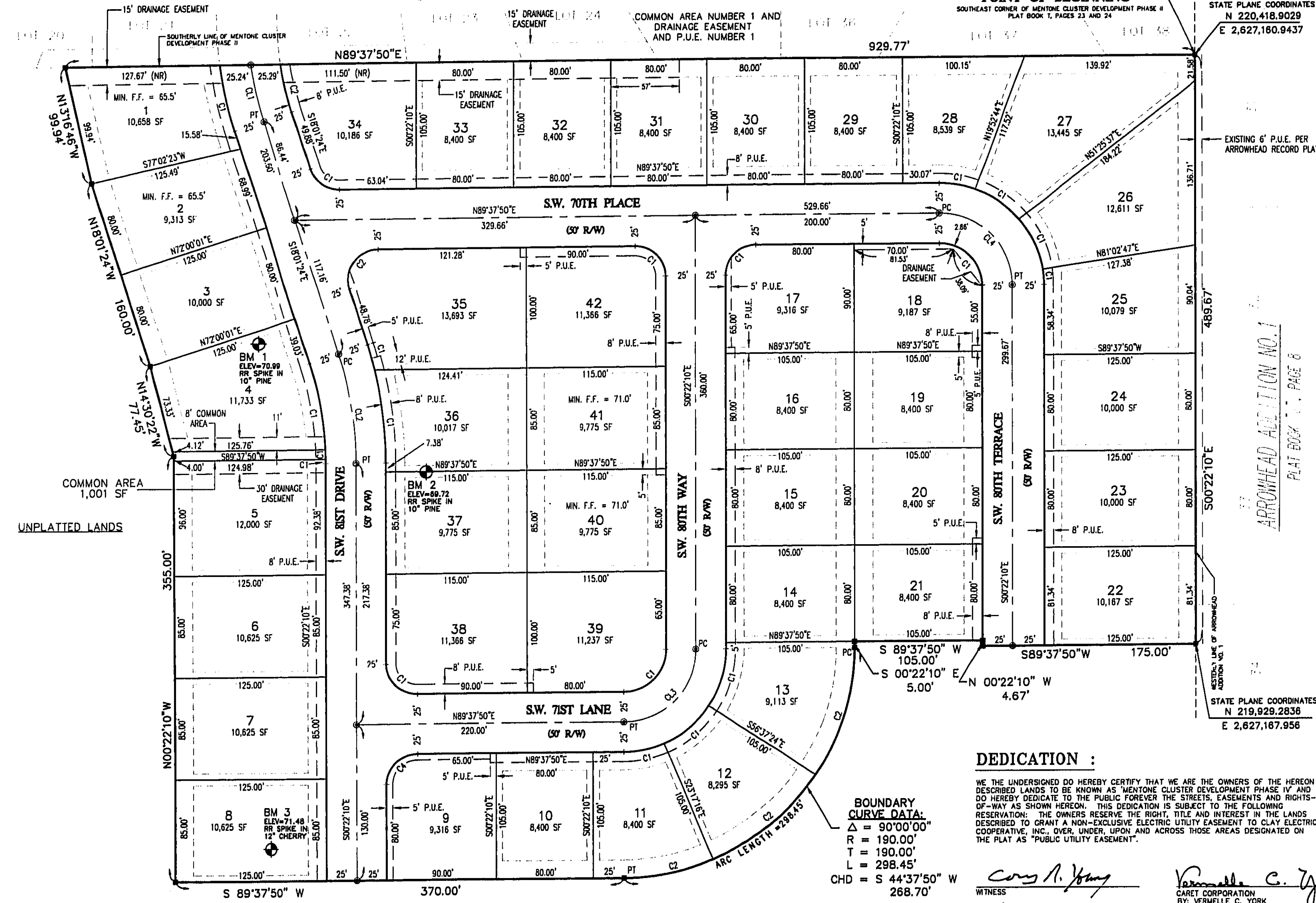


### NOTES :

- LOT AREAS SHOWN TO NEAREST SQUARE FOOT.
- ERROR OF CLOSURE DOES NOT EXCEED 1 FT. IN 10,000 FT.
- BEARING BASE IS THE WEST LINE OF SECTION 29 BEING N 00°11'37" W.
- LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. (F.S. 177.091 (20))
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DATE OF FIELD SURVEY: JUNE 9, 1997
- BUILDING SETBACK LINES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:  
FRONT - 15'  
SIDE - 5'  
REAR - 15'  
SETBACK LINES ON CORNER LOTS (9,17,18,34,35,38,39, AND 42) HAVE NOT BEEN SHOWN. THE HOMES ON THESE LOTS MAY BE CONSTRUCTED TO FRONT EITHER STREET BUT MUST ADHERE TO THE STATED SETBACK DIMENSIONS.
- THE MAINTENANCE OF THE COMMON AREAS, SUCH AS LOWNING AND PROPERTY MANAGEMENT ARE THE RESPONSIBILITY OF THE MENTONE COMMUNITY ASSOCIATION, INC. DRAINAGE EASEMENTS IN THESE COMMON AREAS ARE CONVEYED TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER AND THE PUBLIC RESPONSIBILITY FOR MAINTENANCE SHALL BE LIMITED TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.
- PLAT BEARINGS ARE ROTATED 00°27'04" CLOCKWISE FROM GRID NORTH AS ESTABLISHED FROM THE ALACHUA COUNTY CONTROL DENSIFICATION SURVEY.
- ALL RECORD INFORMATION REFERS TO PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THREE BENCHMARKS (BM1, BM2 AND BM3) ARE SHOWN ON THIS PLAT AND ARE BASED ON 1929 NGVD.
- THE SUBJECT AREA LIES IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING AS PER FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120001 0425A OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) DATED SEPTEMBER 28, 1984.

### MENTONE CLUSTER DEVELOPMENT PHASE 2

PLAT BOOK "T", PAGES 23 AND 24



### CERTIFICATE OF APPROVAL FOR ALACHUA COUNTY, FLORIDA :

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS AS FOLLOWS:

ENGINEERING REQUIREMENTS: *John P. Quinn* 9/2/98  
COUNTY ENGINEER

PLANNING, ZONING AND OTHER COUNTY SERVICE REQUIREMENTS NOT OTHERWISE LISTED: *John P. Quinn* 9/1/98  
COUNTY ENGINEER

WATER & SEWER REQUIREMENTS: *John P. Quinn* 9/1/98  
COUNTY ENGINEER

FORM AND LEGALITY: *John P. Quinn* 9/1/98  
COUNTY ENGINEER

APPROVED BY ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

FILED AND RECORDED THIS 3rd DAY OF Sept, 1998.

CLERK: *S.K. "Buddy" Irby* DEPUTY CLERK

- #### LEGEND
- - DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #4258) FOUND
  - - DENOTES NAIL AND DISC (P.L.S. #4258)
  - - DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. #4258) SET
  - - DENOTES IRON PIPE FOUND (NO IDENTIFICATION #)
  - P.C. - DENOTES POINT OF CURVATURE
  - P.T. - DENOTES POINT OF TANGENCY
  - PI - DENOTES POINT OF INTERSECTION
  - P.R.C. - DENOTES POINT OF REVERSE CURVATURE
  - C.A. - DENOTES COMMON AREA AND DRAINAGE EASEMENT
  - Δ - DENOTES CURVE DELTA
  - R - DENOTES CURVE RADIUS
  - T - DENOTES CURVE TANGENT
  - L - DENOTES CURVE LENGTH
  - CHD - DENOTES CHORD BEARING & DISTANCE
  - R/W - DENOTES RIGHT-OF-WAY
  - ± - DENOTES CENTERLINE
  - P.U.E. - DENOTES PUBLIC UTILITIES EASEMENT
  - ± - DENOTES BUILDING SETBACK LINE
  - P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
  - C.R. - DENOTES OFFICIAL RECORDS
  - ± - DENOTES SQUARE FEET
  - (NR) - DENOTES LINES NOT RADIAL
  - TR - DENOTES TYPICAL
  - GRU - DENOTES GAINESVILLE REGIONAL UTILITIES
  - ELEV. - DENOTES ELEVATION
  - F.F. - DENOTES FINISH FLOOR ELEVATION
  - MIN. - DENOTES MINIMUM
  - ± - DENOTES BENCHMARK ELEVATION AND LOCATION
  - R/R - DENOTES RAILROAD SPIKE
  - NOVD - DENOTES NATIONAL GEODETIC VERTICAL DATUM
  - ± - DENOTES STATE PLANE COORDINATES ESTABLISHED FROM THE ALACHUA COUNTY DENSIFICATION SURVEY. THESE COORDINATES ARE GRID COORDINATES AND CAN NOT BE USED TO DIRECTLY INVERSE GRID DISTANCES AND ASSOCIATED BEARINGS.

#### CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C1	325.00'	56.66'	28.40'	56.59'	N1°01'43"W	09°59'22"
4	C1	275.00'	73.10'	36.77'	72.88'	S10°24'29"E	15°13'49"
5	C1	275.00'	3.63'	1.81'	3.63'	N00°44'51"W	00°45'22"
9	C4	25.00'	39.27'	25.00'	35.36'	S44°37'50"W	90°00'00"
11	C1	85.00'	34.00'	17.23'	33.77'	N78°10'17"E	22°55'06"
11	C2	190.00'	76.00'	38.51'	75.49'	N78°10'17"E	22°55'06"
12	C1	85.00'	49.45'	24.45'	48.76'	N50°02'40"E	13°20'09"
13	C1	85.00'	110.55'	56.89'	108.99'	N50°02'40"E	13°20'09"
13	C2	85.00'	50.06'	25.78'	49.34'	S16°30'13"W	33°44'45"
13	C3	190.00'	111.91'	57.63'	110.30'	N16°30'13"E	33°44'45"
17	C1	25.00'	39.27'	25.00'	35.36'	S44°37'50"W	90°00'00"
18	C1	35.00'	54.98'	35.00'	49.50'	N45°22'10"W	90°00'00"
25	C1	85.00'	12.73'	6.38'	12.72'	S04°39'41"E	08°35'03"
26	C1	85.00'	46.42'	23.80'	45.84'	N24°35'50"W	31°17'14"
27	C1	85.00'	44.33'	22.68'	43.83'	N59°10'51"W	29°52'49"
28	C1	85.00'	30.04'	15.18'	29.88'	S80°14'43"E	20°14'54"
34	C1	25.00'	31.57'	18.28'	29.51'	S54°11'47"E	72°20'46"
34	C2	275.00'	41.21'	20.64'	41.17'	N13°43'51"W	08°35'06"
35	C1	325.00'	21.76'	10.88'	21.76'	N16°06'20"W	03°00'00"
36	C1	325.00'	46.97'	34.19'	40.36'	S35°48'13"W	107°39'14"
38	C1	25.00'	76.38'	39.38'	78.19'	N07°16'43"W	17°49'06"
39	C1	35.00'	54.98'	35.00'	49.50'	N44°37'50"E	90°00'00"
42	C1	25.00'	39.27'	25.00'	35.36'	N45°22'10"E	90°00'00"
CL	CL1	300.00'	48.94'	24.52'	48.88'	S13°21'00"E	09°20'47"
CL	CL2	300.00'	92.44'	46.59'	92.07'	S09°11'47"E	17°39'14"
CL	CL3	60.00'	94.25'	60.00'	84.85'	N44°37'50"E	90°00'00"
CL	CL4	60.00'	94.25'	60.00'	84.85'	S45°22'10"E	90°00'00"
C.A.	C1	275.00'	8.00'	4.00'	8.00'	S07°57'34"E	01°40'03"

### DEDICATION :

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE HEREON DESCRIBED LANDS TO BE KNOWN AS "MENTONE CLUSTER DEVELOPMENT PHASE IV" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS, EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON. THIS DEDICATION IS SUBJECT TO THE FOLLOWING RESERVATION: THE OWNERS RESERVE THE RIGHT, TITLE AND INTEREST IN THE LANDS DESCRIBED TO GRANT A NON-EXCLUSIVE ELECTRIC UTILITY EASEMENT TO CLAY ELECTRIC COOPERATIVE, INC. OVER, UNDER, UPON AND ACROSS THOSE AREAS DESIGNATED ON THE PLAT AS "PUBLIC UTILITY EASEMENT".

WITNESSES: *Cory A. Young* and *Vermelle C. York*  
 WITNESSES: *Julie Y. Kim* and *Vermelle C. York*  
 CARET CORPORATION  
 BY: VERMELLE C. YORK  
 PRESIDENT

### STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, VERMELLE C. YORK, WELL KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THIS INSTRUMENT AS THE FREE ACT AND DEED FOR THE CARET CORPORATION, AND THAT SHE HAS THE POWER TO EXECUTE THIS DEDICATION IN BEHALF OF SAID CORPORATION AS THE FREE ACT AND DEED FOR SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 10th DAY OF August, 1998.

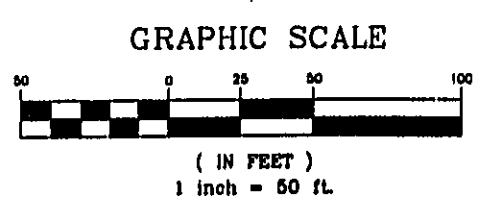
NOTARY PUBLIC: *Marion Wang Rose*  
 MY COMMISSION EXPIRES: 7-20-99

### SURVEYOR'S CERTIFICATION :

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS AND SUBDIVISION THEREOF AND THAT SAID LANDS HAVE BEEN SURVEYED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MARKERS HAVE BEEN SET AND THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

*John P. Quinn, P.L.S.*  
 JOHN P. QUINN  
 FLORIDA REGISTERED LAND SURVEYOR CERT. NO. 4258  
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

DATE: *Aug. 7, 1998*



### MENTONE CLUSTER DEVELOPMENT PHASE IV

PREPARED BY:  
**QUINN & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 3501 S. MAIN STREET, SUITE NO. 2  
 GAINESVILLE, FLORIDA 32601  
 (352) 372-9594

### CONSENT OF MORTGAGEE

THIS IS TO CERTIFY THAT MERCHANTS AND SOUTHERN BANK, N.A., THE HOLDER OF THE MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 2081, PAGE 1986 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, EXECUTES THIS PLAT FOR THE PURPOSE OF RELEASING FROM THE LIEN OF SAID MORTGAGE THE COMMON AREAS AND ROAD RIGHTS OF WAY SHOWN HEREON, AND FOR THE PURPOSE OF SUBORDINATING SAID MORTGAGE TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THIS PLAT. EXECUTED WITH FULL AUTHORITY OF THE BOARD OF DIRECTORS THIS 16 DAY OF August 1998, BY

*Dennis Cone* AS *President*  
 OF MERCHANTS AND SOUTHERN BANK, N.A.

WITNESSES: *Julie Y. Kim* and *Dennis Cone*

### MENTONE CLUSTER DEVELOPMENT PHASE V TO BE RECORDED

### STATE OF FLORIDA, COUNTY OF ALACHUA

BEFORE ME THIS DAY PERSONALLY APPEARED *Dennis Cone* AS *President* OF MERCHANTS AND SOUTHERN BANK, N.A., WHO EXECUTED THIS PLAT ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED *N/A* AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH

NOTARY PUBLIC: *Lori A. Halbert*  
 MY COMMISSION EXPIRES 4-26-02